



**Responsiveness Summary**  
**for the**  
**10 Broad Street Site (aka Broad & Elliott)**  
**Seattle, Washington**  
**Engineering Design Report**

**September 2002**

Prepared by the Washington State Department of Ecology,  
Northwest Regional Office, Bellevue, Washington

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## Introduction

In winter 2001, after completion of a 30-day public comment period, the Washington State Department of Ecology approved a consent decree and cleanup action plan to address petroleum contamination in soil, air, and ground water at the 10 Broad Street site. An Engineering Design Report (EDR) was prepared to describe the engineering concepts and design criteria for the cleanup that was set forth in the cleanup action plan. The EDR also presents a compliance monitoring plan that will be performed to confirm that the cleanup action has attained the requirements prescribed by the cleanup action plan. Additionally, a schedule for completion of cleanup actions is provided in the EDR. This report was available for public review and comment from May 1 – 31, 2002.

Public involvement activities related to this public comment period included:

- Distribution of a fact sheet describing the site and EDR through a mailing to approximately 250 people, including neighboring businesses and other interested parties;
- Publication of a paid display ad in *The Seattle Times* on May 1, 2002;
- Publication of notice in the Washington State Site Register, dated April 30 and May 14, 2002;
- Posting of the EDR on the Washington State Department of Ecology (Ecology) web site; and
- Providing copies of the EDR through information repositories at Ecology's Northwest Regional Office, the Seattle Public Library-Central Branch, and the Seattle Art Museum Library.

The public was given an opportunity to comment on the EDR. One comment was received concerning native cultural consideration on the location proposed for the site excavation. The contractor's Work Plan was submitted to Ecology at the same time with the EDR.

Based on the public comment, a cultural resource monitoring plan was developed with the Suquamish Tribe to address the tribe's comments. This plan and an existing model memorandum of agreement are included as attachments to the final EDR which was not revised. Ecology has approved the EDR to allow construction to begin. Work is expected to begin in September 2002.

## Background

The 10 Broad Street site has been used primarily for commercial and residential land uses. In the early 1900s, several residences were located on the property. From approximately 1916 to 1973, the site was used for welding and/or automobile service operations. A number of underground storage tanks also were present on the property, particularly along the southeastern corner of the site.

As part of redevelopment activities in the mid-1970s, existing buildings on the property were demolished and six underground storage tanks were removed. In 1976, the existing building was constructed. Shakey's Pizza operated a restaurant at the site until the mid-1990s when the most recent tenant, RC's Billiards, began operations.

Site contamination includes petroleum found in soil, ground water, and air.

The cleanup action plan issued in March 2001 includes the following:

1. Soil excavation and natural attenuation (breakdown of a contaminant over time)

Depth of maximum excavation planned is 18 feet below the ground surface or 2 to 5 feet below the low water table. This means that it may be necessary to remove some of the ground water in order to excavate the contaminated soils at this depth. The removed water will be screened and disposed of appropriately. Ground water is found at the site between 10 to 15 feet from the ground surface. Excavated soil will be stockpiled and then removed and disposed of properly.

This cleanup should eliminate direct contact and vapors, ensure that the ground water is cleaned up in a reasonable timeframe, and enhance natural biodegradation of any remaining contamination.

A deed restriction may be placed on the property if it is determined that some of the contaminated soil/ground water is inaccessible and will need to remain in place at the site. This means that special precautions will be required in case of future work at this part of the site.

2. Confirmation monitoring

Soil, air, and ground water monitoring will be conducted after the cleanup to determine if the cleanup meets its remedial action objectives. Contingency response actions will be implemented if the objectives are not met.

## **Comment Received and Ecology Response**

**Thomas Ostrom, The Suquamish Tribe:**

- 1.a. Request for a Cultural Resource Assessment: "...the Tribe requests that a cultural resource assessment be conducted prior to any earth work at the site. A cultural resource assessment should address the potential for discovery of cultural resources and make recommendations concerning archaeological monitoring of project activities and handling procedures in the event of inadvertent discovery."

*Response: The Museum Development Authority contracted an archaeologist in response to the Suquamish Tribe's comments. The archaeologist reviewed documentation of historical land use in the project area, geotechnical core information, and the general construction plan before meeting with Ecology, a representative for the Museum, and representatives for the Suquamish Tribe. A cultural resource monitoring plan was drafted and presented for discussion along with an existing model memorandum of agreement.*

*With further input from the tribe, the archaeologist conducted an archaeological assessment of the site and provided recommendations. The archaeologist determined that the monitoring plan, with the memorandum of agreement, will be adequate for identifying and assessing archaeological deposits, if any.*

*Additionally, the archaeologist will maintain close contact with the Suquamish cultural resources program and will immediately notify (via communication from the Museum Development Authority) Tom Ostrom, Charlie Sigo, and/or Rich Brooks of any archaeological discoveries. Other tribal contacts will include James Rasmussen and Cecile Hanson of the Duwamish Tribe and Melissa Calvert of the Muckleshoot Tribe.*

*Ecology concurs with the archaeologist's assessment and has approved the EDR, with the cultural resource monitoring plan and memorandum of agreement included as an enforceable part of the EDR under the Consent Decree for the 10 Broad Street site.*